



## Meeting Summary April 12, 2017

### **Attendance**

Panel Members: Hank Alinger, Chair (excused)  
Don Taylor, Vice Chair  
Bob Gorman  
Weiwei Jia  
Fred Marino (recused)  
Sujit Mishra (excused)  
Julie Wilson

DPZ Staff: George Saliba, Lisa O'Brien, Kristin O'Connor, Yvette Zhou

**Plan #17-05: Crescent Area 1, Building A, Exterior Improvements**

Owner/Developer: The Howard Hughes Corporation

Architect: Design Collective, Inc.

### **1. Call to Order** – DAP Vice Chair Don Taylor opened the meeting at 7:01 p.m.

Mr. Taylor asked the DAP, staff, and project team to introduce themselves.

### **2. Review of Crescent Area 1, Building A, Exterior Improvements**

#### **Background**

The applicant is proposing a screen wall and landscaping on the exterior of the restaurant use located on the ground floor of the MedStar building (One Merriweather) situated near the intersection of Broken Land Parkway and Little Patuxent Parkway. This building is located in Downtown Columbia's Crescent Neighborhood – Area 1. DAP reviewed the site plan for the building and parking structure (Plan 15-03) on April 22, 2015. DAP review is required for Site Development Plans (SDP's) including redline revisions related to the Downtown Columbia Revitalization process. Review of this project is subject to the Crescent Neighborhood Specific Design Guidelines (Crescent NSDG), approved by the Planning Board in March 2015.

#### **Applicant Presentation**

The applicant provided an overview of exterior modifications to Building A in Crescent Area 1 to accommodate the needs of a new restaurant space located on the ground floor. The project team is working with local restaurateur who will operate a restaurant inside the building. The tenant requires

additional space to accommodate cooler equipment and condensing units. There was an existing screen wall to screen the current service area. The service area has been expanded to the northwest to allow installation of the cooler equipment with an additional screen wall tying into the façade to match the exact height (10'6") of the existing screen wall. The wall will be a gray, ground face masonry unit wall to match the color and material of the existing screen wall. Landscaping in front of the wall will consist of a mix of evergreen and seasonal plantings.

### **Staff Presentation**

This project is subject to DAP review because it is a redline revision to a site development plan in downtown Columbia. Staff asked the DAP to provide recommendations on the proposal as presented by the applicant.

### **DAP Questions and Comments**

#### **Landscaping and Screening**

The DAP asked about putting green vegetation on the new screen wall via a trellis system to soften the wall. The applicant responded that the proposed vegetation mix will better soften the wall.

The DAP recommended adding mature plantings to see immediate effects. The applicant responded that there will be two 3" caliper trees located in front of the new screen wall.

### **DAP Motions for Recommendations**

DAP Vice Chair Don Taylor made the following motion:

1. The DAP sees no objection to the applicant's proposal for a screen wall. Seconded by DAP member Julie Wilson.

Vote: 4-0 to approve

### **3. Other Business:**

- a) The election of DAP officers was postponed until the next meeting.
- b) Design Advisory Panel Training: Staff provided an overview to the panel of DAP policies and procedures including roles, responsibilities, meeting management and protocols of Maryland's Open Meetings Act.
- c) The panel was notified that there will be a meeting on April 26, 2017.

### **4. Call to Adjourn**

Mr. Taylor adjourned the meeting at 8:31 p.m.